

**ORDINANCE NO. 12-101**

AN ORDINANCE TO AMEND THE ZONING ORDINANCES OF THE  
CITY OF HUNTSVILLE, ALABAMA

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The public welfare requiring it, and under authority granted by Section 11-52-78 of the 1975 Code of Alabama, **BE IT ORDAINED** by the City Council for the City of Huntsville, Alabama, as follows:

1. That the following areas, lying generally east of I-65 and south of Huntsville Brownsferry Road, which areas are newly annexed areas of the City of Huntsville, Limestone County, Alabama, and which have not been zoned previously, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 1-A District in the Zoning Ordinances of the City of Huntsville, Alabama, said property being described as follows:

All that part of Sections 02, 11, and 12, Township 4 South, Range 4 West, of the Huntsville Meridian, Limestone County, Alabama, more particularly described as beginning at a point located at the southwest corner of said Section 7; thence from the point of beginning Due East 44.00 feet; thence North 01 degrees 30 minutes 00 seconds West 2671.00 feet; thence North 88 degrees 30 minutes 00 seconds West 766.00 feet; thence North 89 degrees 00 minutes 00 seconds West 1888.00 feet to the point of true beginning; thence from the point of true beginning South 02 degrees 30 minutes 00 seconds West 1299.00 feet; thence North 88 degrees 00 minutes 00 seconds West 2718.00 feet; thence North 01 degrees 30 minutes 00 seconds East 1310.00 feet; thence North 88 degrees 00 minutes 00 seconds West 2606.00 feet; thence North 01 degrees 00 minutes 00 seconds East 1343.00 feet; thence North 88 degrees 30 minutes 00 seconds West 2666.00 feet; thence North 01 degree 00 minutes 00 seconds East 1315.00 feet to the northwest corner of said Section 11; thence North 05 degrees 30 minutes 00 seconds 328.00 feet; thence North 02 degrees 00 minutes 00 seconds East 481.00 feet; thence South 87 degrees 50 minutes 00 seconds 632.00 feet; thence South 88 degrees 00 minutes 00 seconds East 1055.00 feet; thence South 01 degrees 30 minutes 00 seconds West 798.00 feet; thence South 88 degrees 30 minutes 00 seconds East 3625.00 feet; thence South 87 degrees 50 minutes 00 seconds East 2720.00 feet; thence South 02 degrees 00 minutes 00 seconds West 2652.00 feet to the point of true beginning and containing 519.24 acres, more or less.

**ALSO**

All that part of Section 14, Township 4 South, Range 4 West, of the Huntsville Meridian, Limestone County, Alabama, more particularly described as beginning at a

point located at the northwest corner of said Section 14; thence from the point of beginning South 88 degrees 00 minutes 00 seconds East 884.00 feet; thence South 08 degrees 50 minutes 00 seconds East 1221.00 feet to the point of true beginning; thence from the point of true beginning South 89 degrees 00 minutes 00 seconds East 1584.00 feet; thence South 02 degrees 00 minutes 00 seconds West 4065.00 feet; thence North 89 degrees 00 minutes 00 seconds West 783.00 feet; thence North 09 degrees 50 minutes 00 seconds West 2215.00 feet; thence North 08 degrees 30 minutes 00 seconds West 1914.00 feet to the point of true beginning and containing 111.40 acres, more or less.

**CONTAINING IN THE AGGREGATE 630.64 ACRES, MORE OR LESS.**

2. That the following areas, lying generally south of Huntsville Brownsferry Road and on the east and west sides of Mooresville Road, which areas are newly annexed areas of the City of Huntsville, Limestone County, Alabama, and which have not been zoned previously, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 1-B District in the Zoning Ordinances of the City of Huntsville, Alabama, said property being described as follows:

All that part of Section 7, Township 4 South, Range 3 West, and all that part of Section 12, Township 4 South, Range 4 West, of the Huntsville Meridian, Limestone County, Alabama, more particularly described as beginning at a point located at the northeast corner of said Section 7; thence from the point of beginning and along the east boundary of said Section 7 South 01 degree 20 minutes 00 seconds West 1505.00 feet; thence North 89 degrees 00 minutes 00 seconds West 1584.00 feet; thence South 01 degree 30 minutes 00 seconds West 2085.00 feet; thence South 89 degrees 00 minutes 00 seconds East 1570.00 feet to the east boundary of said Section 7; thence along the east boundary of said Section 7 South 01 degrees 00 minutes 00 seconds West 1676.00 feet to a point; said point is further described as being the southeast corner of said Section 7; thence North 89 degrees 30 minutes 00 seconds West 5346.00 feet; thence North 01 degree 30 minutes 00 seconds East 2671.00 feet; thence Due East 1166.00 feet; thence North 00 degrees 15 minutes 00 seconds East 939.00 feet; thence North 89 degrees 00 minutes 00 seconds West 1921.00 feet; thence South 01 degrees 30 minutes 00 seconds West 951.00 feet; thence North 89 degrees 00 minutes 00 seconds West 1888.00 feet; thence North 02 degrees 00 minutes 00 seconds East 2652.00 feet; thence South 89 degrees 00 minutes 00 seconds East 2624.00 feet to the northeast corner of said Section 12; thence along the north boundary of said Section 7 South 89 degrees 00 minutes 00 seconds East 5357.00 feet

to the point of true beginning and containing 689.62 acres, more or less.

**AND**

All that part of Sections 19 and 20, Township 4 South, Range 3 West, of the Huntsville Meridian, Limestone County, Alabama, more particularly described as beginning at a point located at the northeast corner of said Section 19; said point is further described as being located on the centerline of Mooresville Road; thence from the point of beginning South 02 degrees 00 minutes 00 seconds West and along said centerline 1414.00 feet to the point of true beginning; thence from the point of true beginning South 88 degrees 00 minutes 00 seconds East 2695.00 feet; thence South 02 degrees 00 minutes 00 seconds West 1289.00 feet; thence North 88 degrees 50 minutes 00 seconds West 6675.00 feet to a point on the east right-of-way of Fennell Road; thence North 31 degrees 00 minutes 00 seconds West and along the east right-of-way of Fennell Road for 1604.00 feet; thence South 88 degrees 30 minutes 00 seconds East 4843.00 feet to the point of true beginning and containing 217.00 acres, more or less.

**CONTAINING IN THE AGGREGATE 906.62 ACRES, MORE OR LESS.**

3. That the following areas, lying generally east of I-65 and south of Huntsville Brownsferry Road, which areas are newly annexed areas of the City of Huntsville, Limestone County, Alabama, and which have not been zoned previously, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 2 District in the Zoning Ordinances of the City of Huntsville, Alabama, said property being described as follows:

All that part of Section 7, Township 4 South, Range 3 West, and all that part of Section 12, Township 4 South, Range 4 West, of the Huntsville Meridian, Limestone County, Alabama, more particularly described as beginning at a point located at the southwest corner of said Section 7; thence from the point of beginning Due East 44.00 feet; thence North 01 degrees 30 minutes 00 seconds East 2671.00 feet to the point of true beginning; thence from the point of true beginning North 88 degrees 30 minutes 00 seconds West 766.00 feet; thence North 01 degrees 30 minutes 00 seconds East 951.00 feet; thence South 89 degrees 00 minutes 00 seconds East 1921.00 feet; thence South 00 degrees 15 minutes 00 seconds West 939.00 feet; thence Due West 1166.00 feet to the point of true beginning and containing 41.50 acres, more or less.

**ALSO**

All that part of Section 11, Township 4 South, Range 4 West, of the Huntsville Meridian, Limestone County, Alabama, more particularly described as beginning at a point located at the northwest corner of said Section 11; thence from the point of beginning South 01 degrees 00 minutes 00 seconds West 1315.00 feet; thence South 88 degrees 30 minutes 00 seconds East 2666.00 feet to the point of true beginning; thence from the point of true beginning South 01 degrees 00 minutes 00 seconds West 1343.00 feet; thence South 02 degrees 00 minutes 00 seconds West 2543.00 feet; thence North 88 degrees 30 minutes 00 seconds West 1048.00 feet; thence North 01 degrees 30 minutes 00 seconds East 2511.00 feet; thence North 89 degrees 00 minutes 00 seconds West 1227.00 feet; thence North 09 degrees 30 minutes 00 seconds West 1419.00 feet; thence South 88 degrees 30 minutes 00 seconds East 2557.00 feet to the point of true beginning and containing 137.39 acres, more or less.

**CONTAINING IN THE AGGREGATE 178.89 ACRES, MORE OR LESS.**

4. That the following areas, lying generally east of I-65, south of Huntsville Brownsferry Road and west of Mooresville Road, which areas are newly annexed areas of the City of Huntsville, Limestone County, Alabama, and which have not been zoned previously, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 2-A District in the Zoning Ordinances of the City of Huntsville, Alabama, said property being described as follows:

All that part of Section 7, Township 4 South, Range 3 West, of the Huntsville Meridian, Limestone County, Alabama, more particularly described as beginning at a point located at the southeast corner of said Section 7; thence from the point of beginning and along the east boundary line of said Section 7 North 01 degrees 00 minutes 00 seconds East 1676.00 feet to the point of true beginning; thence from the point of true beginning North 89 degrees 00 minutes 00 seconds West 1570.00 feet; thence North 01 degrees 30 minutes 00 seconds East 2085.00 feet; thence South 89 degrees 00 minutes 00 seconds East 1584.00 feet; thence along the east boundary line of said Section 7 South 01 degree 30 minutes 00 seconds West 530.00 feet; thence North 89 degrees 00 minutes 00 seconds West 284.00 feet; thence South 01 degrees 00 minutes 00 seconds West 500.00 feet; thence South 89 degrees 00 minutes 00 seconds East 275.00 feet; thence along the east boundary line of said Section 7 South 01 degrees 30 minutes 00 seconds West 1058.00 feet to the point of true beginning and containing 72.55 acres, more or less.

**ALSO**

All that part of Section 2, Township 4 South, Range 4 West, of the Huntsville Meridian, Limestone County, Alabama, more particularly described as beginning at a point located at the intersection of the centerlines of Huntsville Brownsferry Road and Dogwood Flat Road; thence from the point of beginning South 02 degrees 30 minutes 00 seconds West 581.00 feet; thence South 88 degrees 30 minutes 00 seconds West 15.00 feet to the west right-of-way of Dogwood Flat Road and the point of true beginning; thence from the point of true beginning South 01 degrees 40 minutes 00 seconds West 2052.00 feet; thence North 88 degrees 40 minutes 00 seconds West 960.00 feet; thence South 02 degrees 00 minutes 00 seconds West 1856.00 feet; thence North 88 degrees 00 minutes 00 seconds West 1055.00 feet; thence North 02 degrees 30 minutes 00 seconds East 2364.00 feet; thence North 02 degrees 30 minutes 00 seconds East 1581.00 feet; thence South 87 degrees 30 minutes 00 seconds East 1959.00 feet to the point of true beginning and containing 138.08 acres, more or less.

**CONTAINING IN THE AGGREGATE 210.63 ACRES, MORE OR LESS.**

5. That the following area, lying on the west side of Mooresville Road and south of Huntsville Brownsferry Road, which area is a newly annexed area of the City of Huntsville, Limestone County, Alabama, and which has not been zoned previously, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Neighborhood Business C-1 District in the Zoning Ordinances of the City of Huntsville, Alabama, said property being described as follows:

All that part of Section 7, Township 4 South, Range 3 West, and all that part of Section 12, Township 4 South, Range 4 West, of the Huntsville Meridian, Limestone County, Alabama, more particularly described as beginning at a point located at the southeast corner of said Section 7; thence from the point of beginning and along the east boundary of said Section 7 North 01 degrees 00 minutes 00 seconds East 2735.00 feet to the point of true beginning; thence from the point of true beginning North 89 degrees 00 minutes 00 seconds West 275.00 feet; thence North 01 degrees 00 minutes 00 seconds East 500.00 feet; thence South 89 degrees 00 minutes 00 seconds East 284.00 feet; thence along the east boundary line of said Section 7 South 01 degrees 30 minutes 00 seconds West 496.00 feet to the point of true beginning and containing 3.19 acres, more or less.

6. That the following areas, lying generally east of I-65 and south of Huntsville Brownsferry Road, which areas are newly annexed areas of the City of Huntsville, Limestone County, Alabama, and which have not been zoned previously, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Highway Business C-4 District in the Zoning Ordinances of the City of Huntsville, Alabama, said property being described as follows:

All that part of Section 02, Township 4 South, Range 4 West, of the Huntsville Meridian, Limestone County, Alabama, more particularly described as beginning at a point located at the northwest corner of said Section 11; thence from the point of beginning North 05 degrees 30 minutes 00 seconds East 328.00 feet; thence North 02 degrees 00 minutes 00 seconds East 481.00 feet to the point of true beginning; thence from the point of true beginning North 02 degrees 00 minutes 00 seconds East 2372.00 feet; thence South 87 degrees 30 minutes 00 seconds East 655.00 feet; thence South 02 degrees 30 minutes 00 seconds West 2364.00 feet; thence North 87 degrees 50 minutes 00 seconds West 632.00 feet to the point of true beginning and containing 35.00 acres, more or less.

**ALSO**

All that part of Sections 11 and 14, Township 4 South, Range 4 West, of the Huntsville Meridian, Limestone County, Alabama, more particularly described as beginning at a point located at the northwest corner of said Section 14; thence from the point of beginning and along the north boundary of said Section 14 South 88 degrees 00 minutes 00 seconds East 884.00 feet to the point of true beginning; thence from the point of true beginning North 08 degrees 50 minutes 00 seconds West 2632.00 feet; thence South 89 degrees 00 minutes 00 seconds East 1227.00 feet; thence South 01 degrees 30 minutes 00 seconds 2511.00 feet; thence South 88 degrees 30 minutes 00 seconds East 1048.00 feet; thence South 02 degrees 00 minutes 00 seconds West 1281.00 feet; thence North 89 degrees 00 minutes 00 seconds West 1584.00 feet; thence North 08 degrees 50 minutes 00 seconds West 1221.00 feet to the true point of beginning and containing 107.60 acres, more or less.

**CONTAINING IN THE AGGREGATE 142.60 ACRES, MORE OR LESS.**

7. The boundaries of the above districts as described and defined above are hereby established and shall be shown on the Official Zoning Maps of the City of Huntsville, Alabama, on file in the Planning Division of the Urban Development Department, in accordance with the various classifications herein enumerated and hereafter the regulations governing said district under the Zoning Ordinance of the City of Huntsville, Alabama, shall apply to the area so described.

The Official Zoning Maps of the City of Huntsville, Alabama, as last amended, are hereby further altered, changed and modified in accordance with Sections 1, 2, 3, 4, 5 and 6 above.

**ORDINANCE NO. 12-101**

**ADOPTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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President of the City Council of  
the City of Huntsville, Alabama.

**APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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Mayor of the City of Huntsville,  
Alabama